



88 High Street
Rushden, NN10 8BJ



Simpson & Weekley

Offered to the market with no upward chain, situated in the heart of the sought after market town of Higham Ferrers is this part stone, part brick built terraced house that comes with off road parking and a garage. As you enter the property the entrance leads you into the lounge with a step up to the dining room, there is a galley kitchen with adjoining utility area and downstairs bathroom. To the first floor there are two double bedrooms with an en-suite to the master bedroom. Externally there is an enclosed courtyard that leads to a garden with a garage and parking for two cars. A fantastic house perfect for anyone wanting a property they can make their own through some cosmetic modernisation. Higham Ferrers is a historical market town in Northamptonshire with a High Street full of independent retailers, a market square that still holds a farmer's market once a month and there are parks, schools and a doctors surgery all within easy walking distance.

EPC Ordered, Council Tax Band A



£225,000



2



2



2



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GROUND FLOOR
502 sq ft. (46.6 sq.m.) approx.

1ST FLOOR
318 sq ft. (29.5 sq.m.) approx.



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TOTAL FLOOR AREA: 820 sq ft. (76.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of dates, dimensions, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homestyler 12/2023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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